

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1224)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
November 21, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: November 6, 2009

Project Name: 179th STREET APARTMENTS

**Case Number: PSR2009-00040; SEP2009-00081; EVR2009-00043;
HAB2009-00072**

Location: 1705 NE 179th Street

Request: The applicant is requesting site plan approval to construct 128 apartment units in two phases, located on 6.99 acres in the R-18 zone.

Applicant: Myhre Group Architects Inc.
Philip Stewart
700 SW Taylor, Suite 400
Portland, OR 97205
(503)236-6000; (503)236-7500 fax
Phillips@myhregroup.com

Contact Person: Same as applicant

Property Owner: SFG Properties, LLC
Greg Elderkin
1239 120th Avenue NE, Suite I
Bellevue, Washington 98005

Zoning: R-18

Comp Plan Designation: UM

Parcel Number(s): 181956-000

Township: 3N Range: 1E ¼ of Section: NW ¼ of Sec 14

Applicable Code Sections Clark County Code (CCC) 15.12 (Fire Prevention), 40.220.020 (Residential Districts), 40.260.150 (Multi-family Outdoor Recreation Area Standards), 40.320 (Landscaping), 40.330 (Crime Prevention & Safety), 40.340 (Parking), 40.350 (Transportation), 40.360 (Solid Waste and Recycling), 40.370 (Sewer & Water), 40.380 (Stormwater & Erosion Control), 40.500 (Procedures), 40.510.020 (Type II Process), 40.520.040 (Site Plan Review), 40.550.010 (Road Modifications), 40.570 (SEPA), 40.610, 40.620 (Impact Fees) and Subtitle 40.4 (Critical Areas).

Neighborhood Contact:
Fairgrounds Neighborhood Association
Bridget Schwarz, President
2110 NW 179 Street
Ridgefield, WA 98642
573-5873
E-mail: bridget@bridge-i-t.com

Staff Contact Person:
Planner Name: Terri Brooks, Extension 4885
E-mail: terri.brooks@clark.wa.gov
Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

Please email SEPA comments to:
terri.brooks@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: September 17, 2009
Fully Complete Date: October 23, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):

(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

PHASE II DEVELOPMENT PROGRAM

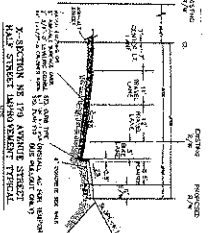
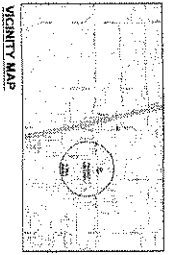
GROSS SITE AREA 6.99 ACRES
 SITE AREA W/O PUBLIC STREET 6.91 ACRES
 NET SITE AREA 4.79 ACRES

DENSITY ZONE R-18
 MIN. (18 NET ACRES)
 MAX. (18 NET ACRES)

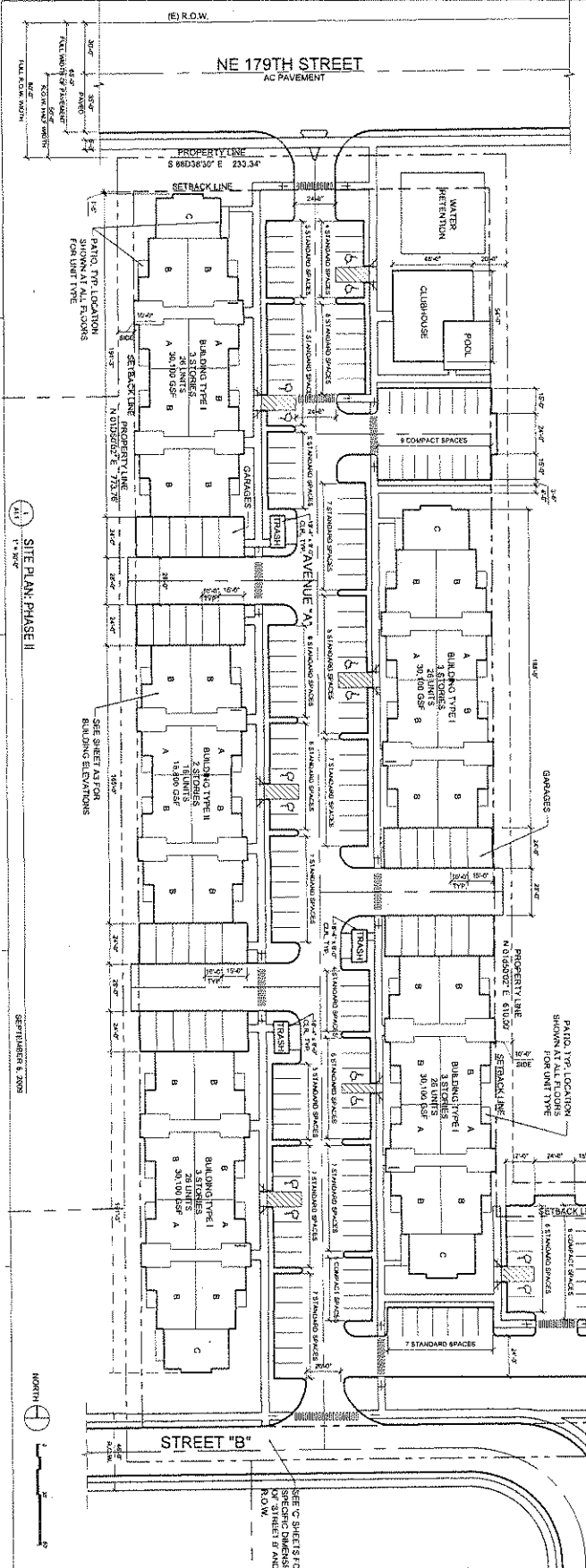
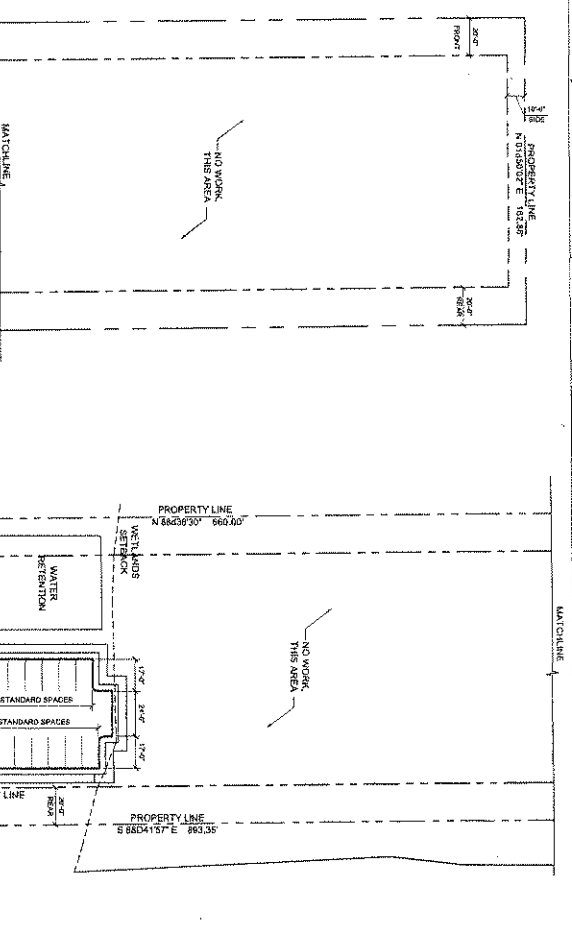
UNIT MIX (75% 2B, 25% 1B)
 92 UNITS
 28 UNITS
 120 UNITS
 1-BEDROOM
 2-BEDROOM

PARKING (MAX 30% COMPACT)
 REQUIRED (1.5 / UNIT)
 PROVIDED (1.68 / UNIT)

141 STALLS
 113 STANDARD
 38 COMPACT (19%)
 36 GARAGE
 14 ACCESSIBLE
 201 STALLS



PARTIAL SITE PLAN PHASE II



SITE PLAN PHASE II

SEPTEMBER 1, 2009



PHASE II SITE PLAN

A1.1

REV	DATE	BY	CHK
1	09/01/09	...	...
2	09/01/09	...	...
3	09/01/09	...	...
4	09/01/09	...	...
5	09/01/09	...	...
6	09/01/09	...	...
7	09/01/09	...	...
8	09/01/09	...	...
9	09/01/09	...	...
10	09/01/09	...	...

TYPE II TYPE II
 NE 179TH STREET
 APARTMENTS

TYPE II
 SITE PLAN
 REVIEW

ADDITIONAL COMMENTS
 1. SEE SHEET A1.1 FOR
 2. SEE SHEET A1.2 FOR
 3. SEE SHEET A1.3 FOR
 4. SEE SHEET A1.4 FOR
 5. SEE SHEET A1.5 FOR
 6. SEE SHEET A1.6 FOR
 7. SEE SHEET A1.7 FOR
 8. SEE SHEET A1.8 FOR
 9. SEE SHEET A1.9 FOR
 10. SEE SHEET A1.10 FOR

DATE: 09/01/09
 DRAWN BY: ...
 CHECKED BY: ...
 DESIGNED BY: ...
 PROJECT NO.: ...

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Property Owners

that were mailed the notice

SW 1/4 of Section 11 T3R1E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

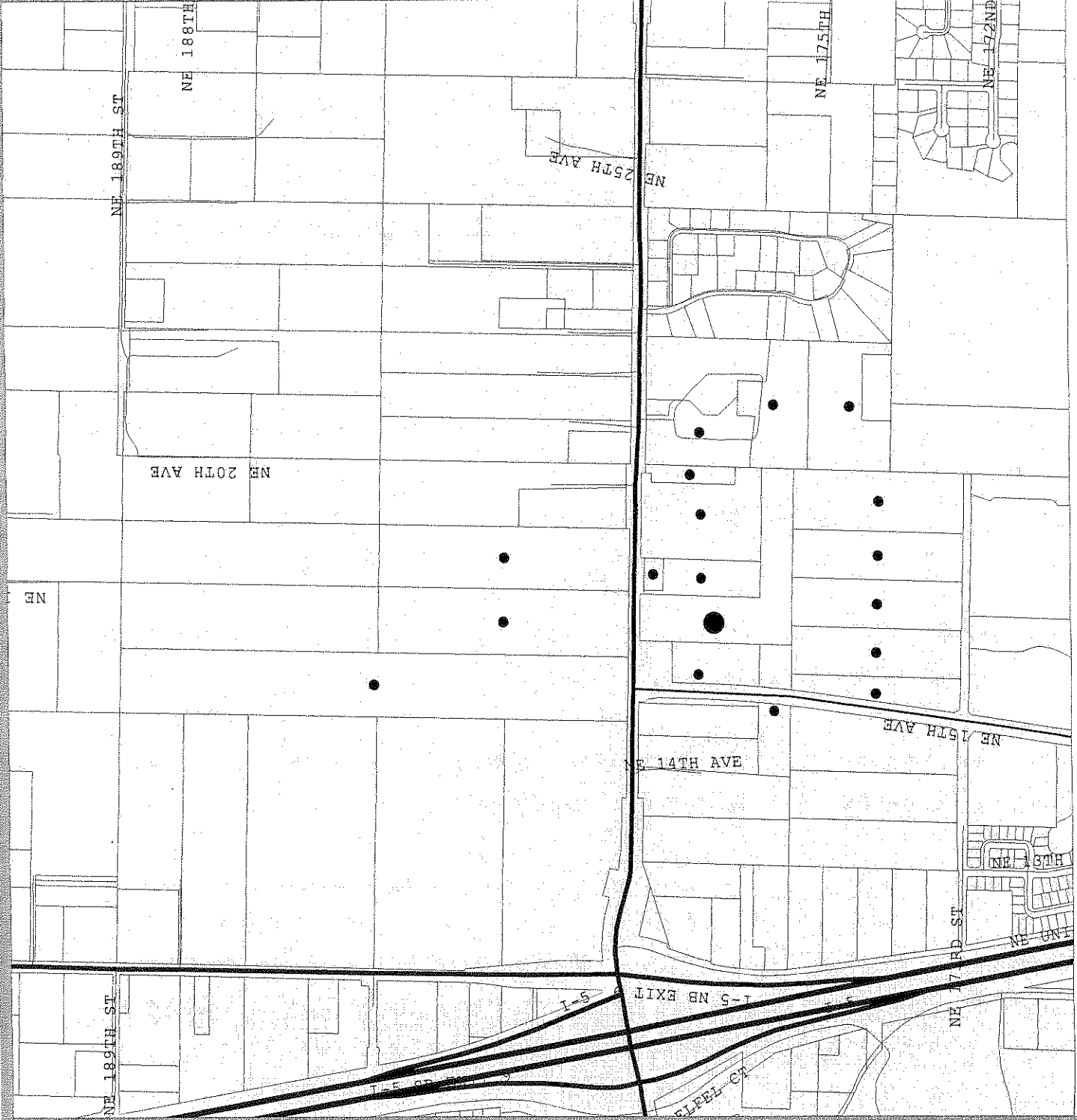
Community Development (Development Ser

<Empty Picture>

Plot Date: Nov 4, 2009

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:8810.34) 200 0 200 400 600 800 Feet

**Clark County
State Environmental Policy Act (SEPA) Checklist**

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **179th Street Apartments**
2. Name of applicant: **Myhre Group Architects Inc.**
3. Address and phone number of applicant and contact person: **700 SW Taylor, Suite 400,
Portland, Oregon 97205
503.236.6000
Philip Stewart**
4. Date checklist prepared: **September 8, 2009**
5. Agency requesting checklist: **Clark County, Washington**
6. Proposed timing or schedule (including phasing, if applicable):
**Phase I to begin construction in late 2010, approximate 12 month construction period; Phase 2
T.B.D.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Habitat Mitigation Plan, Wetlands Delineation (both from previous application)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No**
10. List any government approvals or permits that will be needed for your proposal, if known. **Type II Site Plan approval**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Development of 94 multi-family apartment units in four (4) buildings, a new community center, and 30 covered vehicular parking spaces.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **1705 NE 179th Street, Ridgefield, Washington 98642.
Location is just east of NE 15th Avenue and east of Interstate 5.**

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): **Flat** rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope is in the eastern portion of the site where wetlands occur. No development is proposed in this area.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Gee soils present.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Net material is 3,000 cubic yards of topsoil to be hauled off site to an approved landfill, Source is on the property.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **44 Percent**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Retaining walls in locations shown on site plan.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **Typical emissions from construction vehicles for a multi-family residential construction site. The property will provide 202 parking spaces for automobiles.**
- b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Provide minimal number of required parking spaces.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Wetlands occur on the eastern portion of the site. All construction will occur behind the required setback from the wetlands area.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **No work is proposed in the wetlands area.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Retention of storm water at locations shown on site plan only.**

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **Septic tanks not proposed for site.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Storm water directed and retained at two (2) ponds created on the site. Treatment occurs via storm filter vaults.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **Yes, but would be separated out from storm water percolating into site by storm filter vaults.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Minimize surface area of impermeable materials on site.

4. **Plants**

- a. Check or circle types of vegetation found on the site:
- ☒ Deciduous tree: Alder, maple, aspen, other
 - ☒ Evergreen tree: Fir, cedar, pine, other
 - ☐ Shrubs
 - ☒ Grass
 - ☐ Pasture
 - ☐ Crop or grain
 - ☐ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
 - ☐ Water plants: Water lily, eelgrass, milfoil, other
 - ☐ Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? **None.**
- c. List threatened or endangered species known to be on or near the site. **None**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Trees, shrubs, and lawn from approved list.**

5. **Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: **None listed have been observed.**
- Birds: Hawk, heron, eagle, songbirds,
- other:
- Mammals: Deer, bear, elk, beaver,
- other:
- Fish: Bass, salmon, trout, herring, shellfish,
- other:
- b. List any threatened or endangered species known to be on or near the site. **None.**
- c. Is the site part of a migration route? If so, explain. **Not to our knowledge.**
- d. Proposed measures to preserve or enhance wildlife, if any: **Maintain existing Riparian condition by building outside the setback.**

6. **Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electric for heating; electric for lighting and power.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No, project site is oriented east-west relative to adjacent properties. Property to the north is across NE 179th.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **Energy star appliances, renewable building materials (wood).**

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. **No.**

1) Describe special emergency services that might be required. **None.**

2) Proposed measures to reduce or control environmental health hazards, if any: **Not necessary since hazards are not known to be present.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None to our knowledge.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Construction for the short term.**

3) Proposed measures to reduce or control noise impacts, if any: **Comply with noise ordinance during construction.**

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? **Single family residence on north, south, and east; commercial on west.**

b. Has the site been used for agriculture? If so, describe. **Not to our knowledge.**

c. Describe any structures on the site. **Existing single family residence.**

d. Will any structures be demolished? If so, what? **Existing single family residence.**

e. What is the current zoning classification of the site? **R-18**

f. What is the current comprehensive plan designation of the site? **UM**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Riparian area on east side of site – not proposed for development.**
- i. Approximately how many people would reside or work in the completed project?
Up to 270.
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Complies w/ Comprehensive Plan.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **120 apartment units (mid-level)**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **One single-family house would be eliminated.**
- c. Proposed measures to reduce or control housing impacts, if any: **Vegetative buffers to reduce sight and noise impacts to surrounding properties.**

10. Aesthetics

What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Height is 35 Feet measured according to Clark County standards; exterior materials are cementitious siding and cultured stone.**

What views in the immediate vicinity would be altered or obstructed? **None.**

Proposed measures to reduce or control aesthetic impacts, if any: **Break massing of buildings into smaller elements.**

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
All lighting glare is contained within the site.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing offsite sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Locate parking lot light poles toward interior of site.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Whipple Creek Park is less than one mile to the west.
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **N/A**

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None**
- c. Proposed measures to reduce or control impacts, if any: **N/A**

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **179th is principal arterial on the north. Full access to this road from the site proposed via Road Modification attached to this application.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Closest known transit line is along I-5. No known nearby stops.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **202; none.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **176th street will be constructed as a private road at the south side of the site provided an adjacent subdivision moves forward with development in which the two lots will be connected by this new public street.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Per traffic study, section 14 of this application.**
- g. Proposed measures to reduce or control transportation impacts, if any: **When phase II is completed, access to NE 179th will be limited to right in / right out.**

15. **Public services**

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe. **These services listed would need to provide for up to 120 new 2-3 bedroom apartment units.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

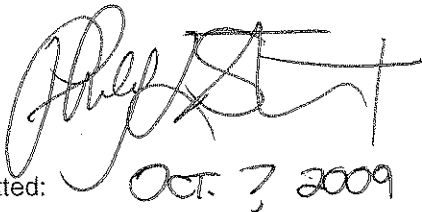
16. **Utilities**

- a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **Note that existing septic will be removed.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Construction of sanitary, storm, water, and telephone on or adjacent to site. Sewer will connect to an existing public easement, on the east adjacent property. Clark Co Wastewater district provides sewer, Clark Co. Public Utilities provides water.**

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Date Submitted:

OCT. 7, 2009

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **Increases will be typical for introduction of a 100 unit apartment complex to the utility system.**

Proposed measures to avoid or reduce such increases are: **Size lines to meet needed capacity.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **Not likely to affect wildlife since construction will not occur in a designated wildlife zone.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Maintain buffer.

3. How would the proposal be likely to deplete energy or natural resources? **Will not deplete energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are:
Introduction of new landscaping which exceeds minimum requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands? **Would not have an adverse affect since proposal will be constructed outside of buffer.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **N/A**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **N/A**

Proposed measures to avoid or reduce shoreline and land use impacts are: **N/A**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **Increased demand would be typical for a 100 unit apartment complex.**

Proposed measures to reduce or respond to such demand(s) are: **Properly sized new utility lines to connect to existing infrastructure.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **No known conflicts.**